

# \$699,000 - 216 Stonegate Place Nw, Airdrie

MLS® #A2256862

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,987 sqft

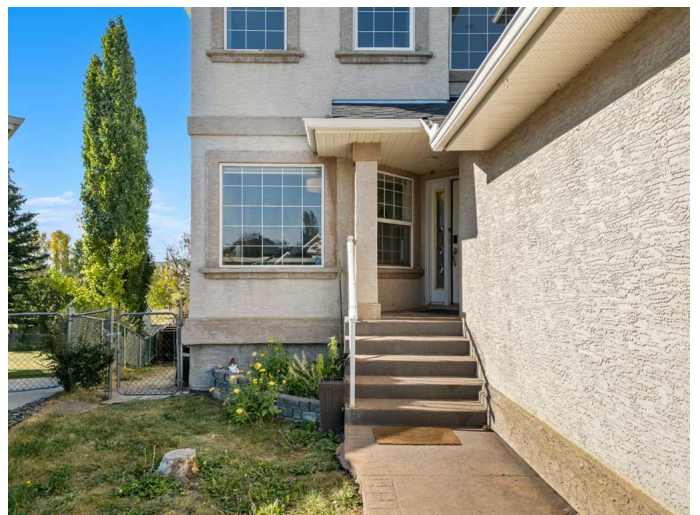
Residential on 0.15 Acres

Stonegate, Airdrie, Alberta

This fully finished 4-bedroom, 3.5-bathroom home sits on an impressive, MASSIVE PIE SHAPED lot—a size rarely offered in today's new developments. Perfectly positioned in a quiet cul-de-sac, the property backs directly onto GREENSPACE with pathways and a park, creating a private and scenic setting for everyday life.

Inside, you'll find almost 3,000 sq ft of finished living space designed for both comfort and function. The main floor features a welcoming living room with a GAS FIREPLACE, a spacious dining area with access to the southwest-facing deck (includes BBQ GAS HOOKUP), and a bright kitchen with GRANITE counters, stainless steel appliances, GAS STOVE, a large kitchen island, and a corner pantry. A versatile DEN/OFFICE, half bath, laundry, and OVERSIZED ATTACHED GARAGE with a 3-CAR STAMPED CONCRETE DRIVEWAY add convenience.

Upstairs, the primary suite captures peaceful park views and includes dual closets and a 5-PIECE ENSUITE. Two more generously sized bedrooms and a refreshed full bath complete the level. The WALKOUT BASEMENT adds even more flexibility with a family room featuring another GAS fireplace, one bedroom, and a large rec space that can easily be converted into an additional bedroom, home gym, office, or entertainment area. Plus the added value of recent upgrades



including a NEWER COMBI-BOILER (hot water on-demand and furnace system) (approx. 2019), a NEWER ROOF (approx. 2020), and CENTRAL A/C to keep cool on hot summer days. The covered concrete patio area, HUGE BACKYARD, and mature landscaping put the finishing touch on this fantastic family home.

Families will love the location within the Tri-School District, plus quick access to shopping, transit, and commuter routes like the QE2.

With greenspace out back and a RARE OVERSIZED LOT, this home offers a lifestyle you won't find in today's newer builds. Book your private showing today!

Built in 1999

**Essential Information**

MLS® #	A2256862
Price	\$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,987
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	216 Stonegate Place Nw
Subdivision	Stonegate
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 2P3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Closet Organizers
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, Natural Gas, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Asphalt
Foundation	Poured Concrete

### Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.